

# GREENLANDS APT.3

SOLE AGENT



**1**

BEDROOM

**1**

BATHROOM

**575**

SQ FT

**0.2**

ACRES

**£385,000 ST. PETER**

This ground-floor one-bedroom apartment was converted some forty years ago and has since been renovated to a high standard. Offering spacious, light and characterful accommodation, it serves as an ideal downsize, the first step on the property ladder or the ideal investment. Situated along a private driveway away from the main road, it offers a peaceful haven. The apartment is well-presented and in immaculate condition, providing a comfortable and contemporary living space, a new kitchen and a bathroom. Additionally, it comes with the added convenience of two parking spaces. Whilst there is no private outside space with this property, you do benefit from being surrounded by fields and the gardens of the adjacent house. Amenities in St Peter's Village are a short drive away adding to the apartment's appeal. With its peaceful location, well-maintained condition, and convenient access to amenities this apartment offers a lot for someone looking for a rural retreat. For more information...



**LIVINGROOM**

The Channel Island Estate Agent









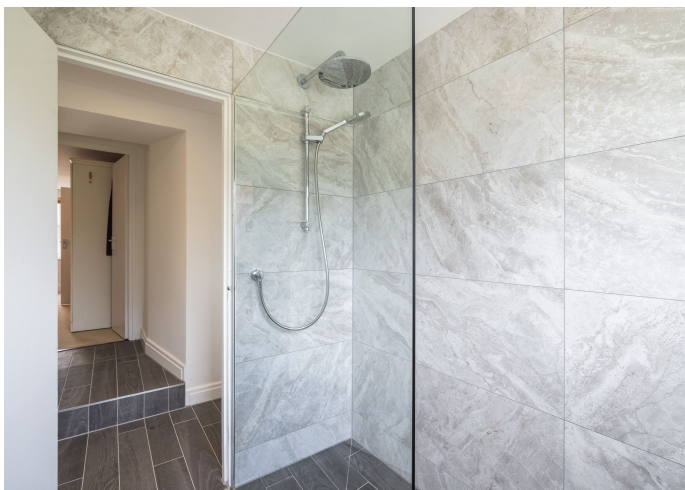






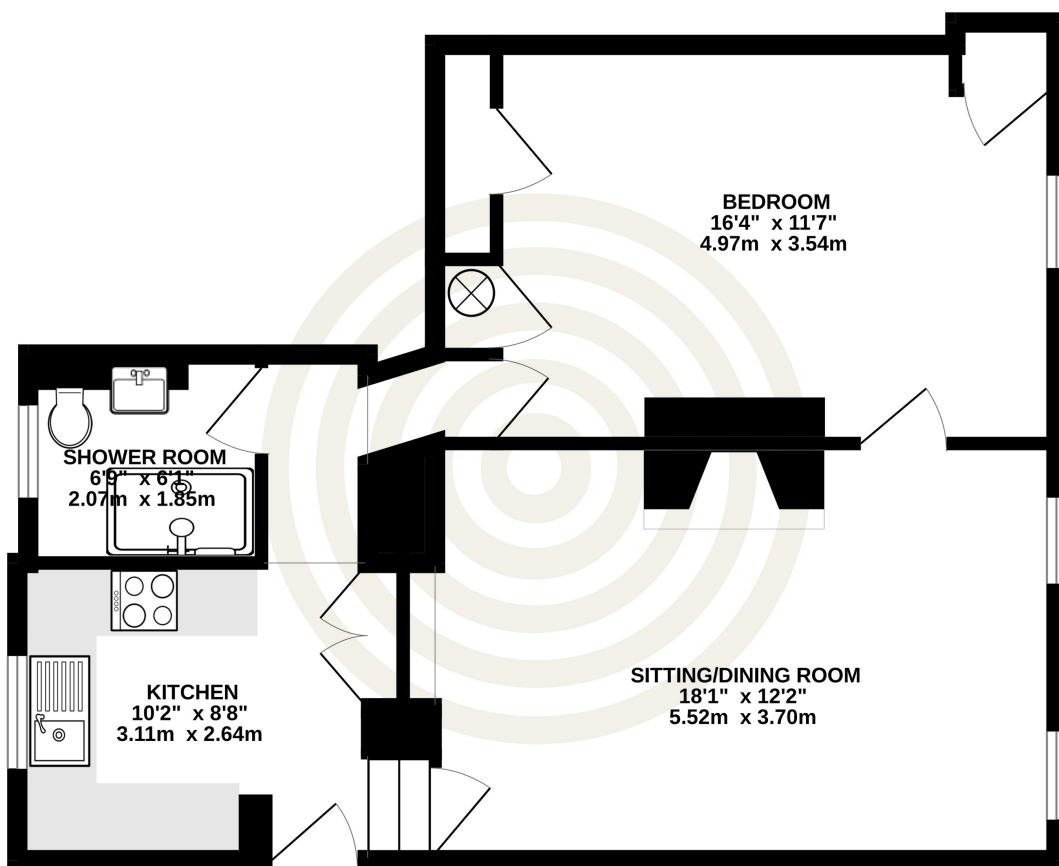








GROUND FLOOR  
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**GROUND FLOOR**

<b>Kitchen</b>	10'2 x 8'8
<b>Sitting/Dining Room</b>	18'1 x 12'2
<b>Bedroom</b>	16'4 x 11'7
<b>Bathroom</b>	6'9 x 6'1

**KEY FACTS**

One bedroom, one bathroom  
Walk in condition  
Newly renovated throughout to a high standard  
Right to park two vehicles  
Vacant and chain free  
Rural and peaceful location

**SERVICES**

Mains Water  
Septic tank

**HEATING**

Electric E20 wall mounted heaters  
Underfloor heating in bathroom and hall

**TENURE**

Flying freehold

**ADDITIONAL INFORMATION**

No service charge - contribution to upkeep  
of driveway and buildings insurance  
No restrictions, pets allowed

**POTENTIAL RENTAL INCOME**

£1450 pcm

**INCLUSIONS**

As per inventory

**SCHOOL CATCHMENT**

St Peter  
Les Quennevais

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These particulars are supplied on the understanding all negotiations by Livingroom are conducted through this office. We understand these particulars to be correct but we do not guarantee their accuracy nor do they form part of any contract. Any floor plans provided are for the purposes of identification only and are not of absolute delineation. Measurements and areas illustrated are approximate and should not be relied upon. Livingroom have not undertaken a detailed survey, nor tested the services, appliances and specific fittings.

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**£385,000**



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